

**CITY OF MIDDLETOWN
PURCHASING DEPARTMENT**

ADDENDUM #1

RFP #2019-012 Phase I, II, III Environmental Site Assessment

Date Issued: **May 30, 2019**

ALL BIDDERS ARE HEREBY ADVISED OF THE FOLLOWING INFORMATION AND/OR MODIFICATIONS TO THE CONTRACT BID DOCUMENTS:

- **Responses to Submitted Questions**

INVITATION TO BID

The date set for the receipt of proposals remains the same

Tuesday, June 11, 2019 by 3:00 pm

PLEASE VERIFY THAT YOU HAVE RECEIVED THIS NOTIFICATION IN THE SPACE BELOW AND FAX OR EMAIL THIS PAGE BACK TO THE PURCHASING DEPARTMENT.

FAX: 860-638-1995 EMAIL: purchase@middletownct.gov

BIDDER ACKNOWLEDGES RECEIPT OF ADDENDUM #1: _____

COMPANY NAME

All bidders are hereby advised of the following amendments to the contract bid documents which are hereby made an integral part of the specifications for the subject project, prepared by the City of Middletown to the same extent as all other documents. All work shall conform to the standards and provisions of same. Bids submitted shall be deemed to include contract document information as shown in Addendum No. 1. General bidders shall notify sub-bidders that may be affected by this addendum as applicable. **Bidders shall be required to acknowledge receipt of this addendum.**

Failure to acknowledge receipt of this addendum by the bidder may result in the rejection of their bid. Bidders are directed to review changes to all portions of the work as changes to one portion may affect the work of another.

Total Addendum: 2 pages

*****BIDDER NOTE:** If you have already submitted a bid you shall be required to acknowledge receipt of this addendum under separate cover in a sealed envelope clearly marked with the bid number and description. This acknowledgment must be received by the time and date specified to be accepted by the City.

Donna L. Imme, CPPB
Supervisor of Purchases

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RFP #2019-012 Phase I, II, III Environmental Site Assessment Answers to submitted Questions

- On Page 4, under History, the RFP states that the building has been deemed unsafe. Also, on page 6 under the heading for Key Staff, the RFP states that licenses and certifications must be included with the key staff and includes CT DPH Licensed Asbestos Inspector as an example.
The City would like to see the licenses and certifications that the key staff that will be working on the project hold. The ones listed on page 6 are examples of licenses and certifications that would be appropriate.
- Could you elaborate on the condition of the building and what will be required for a safe work environment? The RFP doesn't mention hazardous building material inspections – if asbestos is a concern for the safety of the interior work please specify.
The building is a brick building that was built in 1921. The building has been vacant since 2008. It is routinely vandalized and has been deemed structurally unsafe due to building foundation, walls, and roof deterioration. The City does not have a hazardous building material inspection or asbestos report.
- Is it necessary to perform all assessment sampling prior to the demolition of the building? It will be much more cost effective to remove the building THEN assess soil and groundwater. No, the soil and groundwater testing needs to be done before the building is removed. The City does not own the building and will not take on the liability unless we can enter the State's liability protection program.
- Would it be possible to visit the property in order to observe site conditions? Relatively small sites with structures may pose access difficulty for drill rigs and Geoprobe necessary to perform soil and groundwater sampling. I realize that if awarded the bid, we would have the opportunity to observe the site during the Phase I ESA. However, an estimated cost for Phase II, III and Remediation is required.
Yes, the Planning/Environmental Specialist for the City of Middletown can meet with any interested Consultants at the property Tuesday June 4, 2019 at 2 pm
- What is the City's intended use for the property? This is critical to understanding remedial requirements and whether a Targeted Brownfield Remedy (TBR) would be effective. It will drastically effect the estimated cost of remediation. The City plans to partner with Wesleyan University to turn the site into a parking lot.
- Are Phase II / III investigation activities and/or remedial action plans to cover environmental impacts which may have migrated off-Site, from the property? No, the investigation activities and/or remedial action plans do not need to cover environmental impacts which may have migrated off site. We are interested in understanding if there is contamination in the groundwater and in what direction it potentially is traveling. This information would be helpful to CT DEEP but is not part of the scope of our grant. Our primary concern is the on-site environmental impacts and the investigation activities and/ or remedial action plans should focus on those environmental impacts.
- Have there been any off-Site investigation activities conducted? If so can these reports be provided?
No, there have not been any off site investigations
- Can a copy of the CTDEEP Significant Environmental Hazard (SEH) notification (assumed 2004) and any follow up correspondence be provided? The City does not have a copy of this notification or any follow up correspondence

- Can the information obtained during the March 2017 CTDEEP file review be provided? **The City does not have this file**
- Can a copy of the hazardous building materials survey and abatement / demolition estimate (s) be provided? **The City does not have this survey or abatement/demolition estimate**
- Should the proposed scope of work for RFP 2019-012 include evaluation of building hazards for demolition? **Yes, it should have an evaluation of building hazards for demolition**
- Would it be possible to obtain a copy of the DECD grant application? **Yes, the DECD grant application can be viewed on our website.**
- Within the RFP # 2019-12 (Phase I, II, III, and RAP for Forest City Cleaners) the General Terms and Conditions state: ***“Contract Requirements - A formal contractual arrangement will be entered into with the Proposer selected as per the City of Middletown's standard form of Agreement. The contents of the proposal submitted by the successful respondent and the RFP will become part of any contract award.”*** Our legal department has requested I inquire what the standard form of Agreement is (i.e. Standard Terms and Conditions) and if we may have a copy of it for review? **Yes, the standard form of agreement can be viewed on our website**